## **UNOFFICIAL COPY**



Doc#: 1312222005 Fee: \$40.00 RHSP Fee:\$10.00 Affidavit Fee:

Karen A.Yarbrough

Cook County Recorder of Deeds Date: 05/02/2013 08:30 AM Pg: 1 of 2

## SPECIAL WARRANTY DEED

THE GRANTOR, SPECIAL SERVICES ASSET MANAGEMENT COMPANY, an Illinois corporation, whose address is OREO Real Estate Sales, 1000 S. York Rd., 3<sup>rd</sup> Floor, Elmhurst, Illinois 60126, sells and conveys to BAZAN INVESTMENT GROUP LLC, an Illinois limited liability company, whose address is 6946 N. Keystone Ave, Lincolnwood, Illinois 60712 ("Grantee") the following described premises situated in the City of Chicago, County of Cook, Illinois (the "Property"):

Parcel 1: Lots 13, 14, 15, 16, 17 and the Fast ½ of Lot 18 in Block 104; also that of the vacated alley lying North of adjoining Lots 13, 14, 15, 16, 17 and the East ½ of Lot 18, in Block 104 in South Chicago, being a subdivision by the Calumet and Chicago Canal Dock Company of the East ½ of the West ½ and parts of the East fractional ½ of fractional Section 6 North of the Indian Boundary Line and that part of Section 5, South of the Indian Boundary Line, lying North of the Michigan Southern Railroad and fractional Section 5, North of the Indian Boundary Line, all in Township 37 North, Range 15, East of the Third Principal Meridian as per plat recorded January 17, 1984 in Book 7, Page 7 to 10 as Document Number 145821.

Parcel 2: The West ½ of Lot 18 and all of Lot 19 to 23 both inclusive in Block 104 and the vacated public alley, North of the adjoining the West ½ of Lot 18 and all of Lots 19 to 23 in said Block 104 in the Calumet and Chicago Canal and Dock Company's Subdivision of parts of Fractional Sections 5 and 6, Township 37 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3: The East ½ of vacated Muskegan Avenue adjacent to the West of Lot 23 in Bock 104 in the Calumet and Chicago Canal and Dock Company's Subdivision from the North right of way line of 95th Street North to the South right of way line of the C.R.I. and R. Railroad, in Cook County, Illinois.

PIN 26-06-420-001-0000 and 26-06-420-002-0000

Commonly known as: 2864 East 95th Street, Chicago, Illinois 60617

for Two Hundred Thirty Thousand and no/100 Dollars (\$230,000.00).

FIRST AMERICAN TITLE ORDER 335 BH

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Grantor does covenant and agree that Grantor has not done, committed or willingly suffered to be done or committed, any act, matter or thing whatsoever, whereby the Property hereby conveyed, or any part thereof is or shall or may be charged or encumbered in title or estate, except as described in the following paragraph (collectively the "Permitted Exceptions") and except as to easements, encumbrances and building and use restrictions of record.

Also, subject to 2013 taxes and general and special assessments, any and all recorded easements, reservations, restrictions, encroachments and encumbrances, rights of any parties in possession, matters which would be shown by an accurate survey, underground and overhead cables, lines and utility services, and all existing zoning ordinances, laws, codes, statutes and subdivision regulations and other governmental laws, rules, codes, statutes and regulations limiting or restricting the use to which the property may be put.

Dated as of the 3rd key of April, 2013.	
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Special Services Asset Management Company,

an Illinois corporation

By: ////

Name: Tyler Hilsabec Title: Vice President

STATE OF ILLINOIS

) SS.

**COUNTY OF DUPAGE** 

The foregoing Special Warranty Deed was acknowledged before me the 2nd day of April 2013, by Tyler Hilsabeck, the Vice President of Special Services Asset Management Company, an Illinois corporation, on behalf of said corporation.

OFFICIAL SEAL
LISETTE ESPARZA
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:04/01/16

Dupage County, Illinois

My Commission Expires: \_

Acting in the County of:

This instrument was prepared by:

Alexander J. Clark, Esq. Miller, Canfield, Paddock and Stone, P.L.C. 840 West Long Lake Road, Suite 200 Troy, MI 48098-6358 After recording return to:

LAW OFFICE OF MKS ZA CAZO PC

Grantee

500 DAVIS #512

EVANSON IL

106001

SEND SUBSPOTIENT

TAX BILLS TO:

Grantee

Amber Elahi

6946 N. Keystone Lincolnwood IL 60712

20,952,021.2\150076-00070

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REAL ESTATE TRANSFER		04/25/2013	
	CHICAGO:	\$0.00	
5005	CTA:	\$0.00	
	TOTAL:	\$0.00	